



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

August 5, 2013
1308-PUD-09
Exhibit 1

Petition Number: 1308-PUD-09

Petitioner: Pulte Homes of Indiana, LLC

Representative: Steve Hardin, Esq., Faegre Baker Daniels, LLP

Request: Amendments to Section 5 and Section 16 of the Viking Meadows PUD Ordinance and exhibits referenced therein (Ordinance No. 04-22), to modify development standards applicable to Parcel E and Parcel F of the Viking Meadows PUD.

Current Zoning: Viking Meadows PUD

Current Land Use: Vacant

Approximate Acreage: 13.5 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Viking Meadows Concept Plan
4. Viking Meadows HOA Meeting Summary (07/18 and 07/20)
5. Original Viking Meadows PUD Ordinance (Ord. 04-22)
6. Proposed Viking Meadows PUD Amendment, 07/30/13

Staff Reviewer: Sarah L. Reed, AICP

Procedural

Amendments to Planned Unit Developments are required to be considered at a public hearing. The public hearing for this petition is scheduled for the August 5, 2013 APC meeting.

Project Overview

Project Location

The subject property is approximately 13.5 acres in size and is located on the southwest and southeast corners of 161st Street and the Monon Trail (See Parcels E and F on Exhibit 3), in the Viking Meadows PUD (the "Property").

Project Description

The proposal is in response to items discussed with the existing Viking Meadows residents (see Exhibit 4), with respect to the Enclave and Springs PUD (Petition Number: 1305-PUD-04). The residents have indicated that the addition of the Enclave and Springs to the Viking Meadows community would cause their amenities to become over crowded. Currently, the Original Viking Meadows PUD (Ordinance 04-22, Exhibit 5) requires all parcels within the Original Viking Meadows PUD to have access to the amenities. The Petitioner has been working with the Viking Meadows residents on this item and will provide an update at the APC meeting. This Proposal was submitted in response to those meetings.

The Proposal

The proposed PUD Amendment would remove Parcels E and F from the listing of Viking Meadows parcels required to have access to the amenities and would modify the number of amenities provided for Parcels E and F (the "Proposal"). A full summary of the Proposal can be found in Exhibit 6.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
 2. Current conditions and the character of current structures and uses.
 3. The most desirable use for which the land is adapted.
 4. The conservation of property values throughout the jurisdiction.
 5. Responsible growth and development.
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Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Sarah Reed at 317.503.1220 or sreed@westfield.in.gov